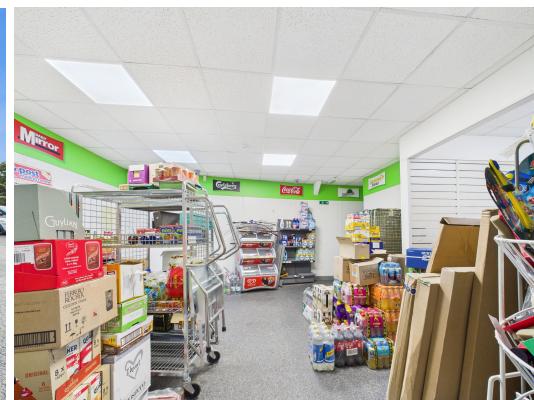


4 Abbey Place Tavistock PL19 0AA



Offers in Excess of - £650,000





- Substantial mixed-use property with established tenants
- Ground-floor convenience store & Post Office (£30,000 p.a.)
- Two self-contained 1-bed flats generating £1,225 PCM combined
- Separate rear office currently let (£3,500 p.a.)
- Car Park, Plus Two private parking spaces (£130 PCM total)
- Lower ground floor & basement offer untapped potential
- Fully occupied – strong, diversified rental income
- Excellent opportunity for investors or developers seeking growth
- EPCs for Flats are both D - 58



An outstanding opportunity to acquire a substantial mixed-use property offering a thriving convenience store with Post Office, two self-contained flats, a fully let office suite, and rear car parking. Located in a prominent and bustling area, this well-established property already generates an excellent income with further scope for expansion and development.

The ground floor is occupied by a long-standing convenience store and Post Office, producing a solid annual income of **£30,000 per annum**, ensuring a stable and reliable return from day one. Beneath, the lower ground floor/ basement offer untapped potential—ideal for additional retail storage, conversion to commercial use, or even residential development (subject to planning).

The first floor comprises two well-presented one-bedroom flats, both let on assured shorthold tenancies and generating a healthy combined rental income of **£1,225 PCM**.

To the rear, a separate office suite provides further income of **£3,500 per annum**, appealing to local professionals and small businesses.

Completing this fantastic investment are two private parking spaces, currently let at £65 PCM each, ensuring maximum utilisation of every part of the site.

Current Income Summary:

Shop & Post Office: £30,000 per annum

Flat 1: £600 PCM (£7,200 p.a.)

Flat 2: £625 PCM (£7,500 p.a.)

Office: £3,500 per annum

Parking Spaces (x2): £130 PCM (£1,560 p.a.)

Total Current Income: £49,760 per annum

Investment Highlights:

Strong existing yield with diverse income streams

Prominent trading position with established retail tenant

Potential to develop or enhance the lower ground and basement levels

Fully occupied with reliable tenants

Rear car park with income and further development scope

A rare chance to acquire a fully let, income-producing asset with exciting scope for future value growth.



Changing Lifestyles

Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor -1



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.